

## **Notification**

### **Government of Maharashtra Urban Development Department**

Mantralay, Mumbai, 400032

Dated ; 9<sup>th</sup> February 2007

**Maharashtra  
Regional &  
Town Planning  
Act, 1966.**

No.TPS-1205 / 1548 / CR-234 (B) / 05 / UD-12.- Whereas, the Government of Maharashtra under the provisions of Section 20(4) of Maharashtra Regional and Town Planning Act,1966 (Maharashtra XXXVII of 1966) (hereinafter referred to as "the said Act") has formulated Vasai-Virar Sub-Region out of Mumbai Metropolitan Region in Vasai Tahsil for the area lying between Vasai creek and Vaitarna creek extending from Arabian Sea upto the hills at both sides of National Highway No. 8 vide Urban Development Department Notification No. TPS-1287/2753/C.R-228/87/UD-12, dated 14<sup>th</sup> May 1990 (hereinafter referred to as "the said Sub-Region") ;

And Whereas, the Government of Maharashtra has appointed the Mumbai Metropolitan Region Development Authority as a Special Planning Authority for the said Sub-Region under the provisions of Section 40 of the said Act vide Urban Development Department Notification No. TPS-1288/639/C.R-126/ UD-12, dated 8<sup>th</sup> December1988, however, the Government has subsequently replaced and appointed the City and Industrial Development Corporation (CIDCO) (hereinafter referred to as "the said Planning Authority") vide Urban Development Department Notification of even No. dated 14<sup>th</sup> May 1990 for preparation of Development Plan for the said Sub-Region;

And whereas, the said Planning Authority has prepared and published a draft Development Plan under section 26 of the said Act for the said Sub-Region (hereinafter referred to as "the said draft Development Plan") which is published in the Maharashtra Government Gazette, Part-II, Konkan Division Supplement, dated 7<sup>th</sup> September 1995 inviting suggestions and objections from the public and has submitted the said draft Development Plan to the Government for sanction under section 30 of the said Act on 31<sup>st</sup> August 1998;

And whereas, the Government of Maharashtra vide Urban Development Department Notification No. TPS-1298/1436/C.R-141/98/UD-12, dated 19<sup>th</sup> January 2000 republished the said draft Development Plan submitted by the said Planning Authority by giving notice under Section 29 of the said Act in the Maharashtra Government Gazette, Part-I, Konkan Division Supplement, dated 20<sup>th</sup> January 2000 for inviting suggestions and objections from the public ;

And whereas, the Government of Maharashtra vide Urban Development Department Order No. TPS-1298/ 1436/ C.R. 141/98/UD-12, dated 16<sup>th</sup> February 2000 read with subsequent revised orders dated 1<sup>st</sup> June 2002, 10<sup>th</sup> March 2003 and 20<sup>th</sup> September 2003 has appointed a three member Committee under the chairmanship of the Metropolitan Commissioner, Mumbai Metropolitan Region Development Authority for performing functions under Section 28(4), 29 and 30 of the said Act (hereinafter referred to as “the said Committee”) in respect of the said draft Development Plan;

And whereas, after considering the suggestions and objections received by the Government, the said committee has carried out modifications in the said draft Development Plan and published a notice under section 29 of the said Act in the Maharashtra Government Gazette, part II, Konkan Division Supplement, dated 29-5-2003 for inviting suggestions and objections from the public in respect of the modifications ;

And whereas, Government has sanctioned the Development Control Regulations for Vasai-Virar Sub-Region submitted by said committee vide Urban Development Department's Notification No. TPS-1201/1813/CR-48/2002/UD-12 dated 16/2/04 and changes of substantial nature in Development Control Regulation is sanctioned vide notification of even no. dated 30/11/05;

And whereas, the said Committee has submitted the said draft Development Plan with modifications to the Government of Maharashtra under section 30 of the said Act on 28<sup>th</sup> September 2004 for sanction after publishing it by giving notice in the Maharashtra Government Gazette, extra-ordinary, part II, Konkan Division Supplement, dated 11-8-2004 under sub-section (4) of Section 28 the said Act ;

And whereas, substantial modifications carried out by the said Committee and proposed to be carried out by the Government in the said draft Development Plan as given in Schedule II accompanying to this notification and marked as EP-1, EP-2, ..... in Pink colour on the Plan are proposed to be excluded from the sanction pending procedure under section 31 of the said Act in respect of these modifications ( hereinafter said to be as “ excluded part ” ) ;

Now therefore, in exercise of the powers conferred by Sub-Section (1) of Section 31 of the said Act and all other powers enabling it in that behalf, the Government of Maharashtra, after consulting the Director of Town Planning hereby

- 1) Sanctions the said draft Development Plan submitted by the said Committee excepting the excluded part with modifications as marked on the said Development Plan as M-1, M-2, ..... in Orange colour and as given in schedule I accompanying to this notification.
- 2) Fixes the 15th March 2007 to be the date on which the said Development Plan shall come into force.
- 3) Accords approval under section 27 of the said Act to the modifications carried out in the said Development Plan which are differing from the proposals of final Regional Plan of Mumbai Metropolitan Region sanctioned by Government vide Urban Development Department notification No. TPS –1297 /1094/CR-116/ UD-12 dated 23<sup>rd</sup> September 1999.

Note:- i) Areas of reservations mentioned in the report are approximate and are subject to actual measurements on site as per the boundaries shown on the said Development Plan.

ii) In case of any discrepancy in the details given in respective schedules and the plan, modifications M-1, M-2, ..... sanctioned and those proposed as excluded part as EP-1, EP-2, ..... shall be considered as shown on the plan.

iii) The proposals of the development plan including reservations if falls in CRZ shall be governed by the MOEF notification dated 19/2/1991 amended from time to time.

iv) Draftsman's errors which are required to be corrected as per actual situation on site/or as per survey records, sanctioned layout etc. shall be corrected by the said Planning Authority after due verification and with prior consent of the Director of Town Planning, Maharashtra State, Pune.

v) The reservations/allocations which are not appeared in the schedule of modification and schedule of proposed substantial modifications (Part-I, Part-II) are hereby sanctioned by the respective purposes as designated in the Development Plan.

vi) Copy of the said Development Plan sanctioned by the State Government with modifications as mentioned in the schedule I is kept open for inspection of the public during office hours on all working days for a period of one year in the office of the Chief Administrator (Vasai-Virar ), CIDCO, 2<sup>nd</sup> Floor, Ambika Commercial Complex, Vasai-Road Railway Station, Vasai (East), Dist. Thane.

vii) This notification is also published on government web site at [www.urban.maharashtra.gov.in](http://www.urban.maharashtra.gov.in)

By order and in the name of the Governor of Maharashtra,

( Sudhakar Nangnure )  
Deputy Secretary to Government

## DEVELOPMENT PLAN VASAI-VIRAR SUB-REGION

Accompaniment to Notification No.TPS-1205 / 1548 / CR-234(B) / 05 / UD-12  
dated 9<sup>th</sup> February, 2007.

### SCHEDULE I SCHEDULE OF SANCTIONED MODIFICATIONS

Sr No.	Modification No.	Sector No./ Sheet No.	Village and S.Nos./Site No./road	Proposal made in the draft Development Plan submitted by the Committee under section 30 of the Act	Modification sanctioned by the Government under section 31 of the M.R. & T.P. Act
1	M-1	Sector I Sheet 2	Chandansar S.Nos. 227 & 228	(Mod-1) For part portion of Residential zone, Industrial boundary is shifted towards west to coincide with the boundary of S. Nos. 227 and 228 of village Chandansar.	Sanctioned as proposed by the Committee
2	M-2	Sector II Sheet 1	Virar S.No. 291	(MOD-18) 12 m widening of road near Sanjivani Hospital in S.No. 291 of village Virar is slightly shifted towards east so as to save existing structures.	Sanctioned as proposed by the Committee
3	M-3	Sector II Sheet 1	Virar Site No. 154 & 20 m road	(MOD-19) 20 m wide east-west road is deleted for extreme west portion. Width of remaining portion of road is reduced to 12 m so as to make site for Play Ground (Site No. 154) usable.	Sanctioned as proposed by the Committee
4	M-4	Sector II Sheet 1	Bolinj Site No. 266	(MOD-21) Designation of Site No. 266 is changed to Burial Ground from Cremation Grounds	Sanctioned as proposed by the Committee
5	M-5	Sector II Sheet 1	Bolinj Site No. 172	(MOD-24) Part of land to the south of Site No. 172 is deleted from site for Parking Lot and included in Channel.	Sanctioned as proposed by the Committee
6	M-6	Sector III Sheet 4	Sopare S.No. 7	(MOD-25) Alignment of 40 m wide proposed road is shifted towards west to save the existing building in S. No. 7	Sanctioned as proposed by the Committee
7	M-7	Sector X Sheet 5	More Site No. 872	(MOD-33) Site reserved for MBR (Site No. 872) is redesignated to Dumping Ground .	Sanctioned as proposed by the Committee
8	M-8	Sector III Sheet 5	Tulinj Site No. 327	(MOD-34) Designation of site for Garden (Site No. 327) is changed to Market.	Site No. 327 is reinstated as Garden.
9	M-9	Sector V Sheet 5	Waliv S.No. 14	(MOD-40) Boundaries of Gyandeeep High School are correctly shown and remaining land is included in Industrial Zone.	Sanctioned as proposed by the Committee
10	M-10	Sector V Sheet 5	Waliv S.No. 14	(MOD-41) Road passing through S.No. 14 of village Waliv is deleted and land is included in Industrial Zone	Sanctioned as proposed by the Committee
11	M-11	Sector V Sheet 5	Waliv S.No.66	(MOD-46) 12 m road is realigned as the layout road. of village Waliv.	Sanctioned as proposed by the Committee
12	M-12	Sector V Sheet 5	Pelhar S.No. 159/3	(MOD-50) Portion of land in S.No. 159/3 of village Pelhar is deleted from Industrial Zone and included in Residential Zone.	Land is retained in Industrial Zone.
13	M-13	Sector V	Gokhivare	(MOD-55) Health Centre in S.No.	Sanctioned as proposed by the

		Sheet 5	S.No. 251	251 is corrected as per site conditions.	Committee
14	M-14	Sector V Sheet 5	Gokhivare	(MOD-56) Boundaries of Kashi-Vishweshwar Temple, Jarimari Temple and of Church are corrected	Sanctioned as proposed by the Committee
15	M-15	Sector IX Sheet 4	Sandor S.No. 164	(MOD-68) Land from S.No. 164 is included in Residential Zone from Green Zone as building permission granted by CIDCO.	Sanctioned as proposed by the Committee
16	M-16	Sector VIII Sheet 5	Dhowali Site No. 712 Layout Roads	(MOD-80) Roads of layout of Industrial Estate near Papadi Talav are shown as per approved layout. Reservation of Labour Welfare Centre ( Site No. 712) is deleted and shown as existing welfare center.	Sanctioned as proposed by the Committee
17	M-17	Sector VIII Sheet 4 & 5	Dhowali Papadi talav	(MOD-82) New Site No. 709-A at Papadi Talav is designated for Boat Club	Sanctioned as proposed by the Committee
18	M-18	Sector VIII Sheet 7	Malonde Site No. 677	(MOD-83) Site No. 677 for Garden is redesignated for Play Ground as per actual use.	Sanctioned as proposed by the Committee
19	M-19	Sector II Sheet 1	Bolinj S.No. 138 A/1&2	East-west road of 20 m width is proposed to meet 30 m wide north-south road in S.No. 138 A/1&2	Alignment of 20 m wide east-west road is modified as per road constructed on site in S.No. 138 A/1&2 of village Bolinj.
20	M-20	Sector VIII Sheet 7	Malonde CTS No. 371	Land bearing CTS. No. 371( S.No. 58B ) is shown as Government Offices	Use of land bearing CTS. No. 371 is corrected as Residential.
21	M-21	Sector IV Sheet 5	Diwanman Site No. 611	Site No. 611 is Designated as Burial Ground (BG)	Designation of site No. 611 is changed to Cremation Ground ( CG ) from Burial Ground (BG)
22	M-22	Sector IV Sheet 5	Barhampur Site No. 758	Site No. 758 is designated to Market	Site No. 758 ( Market ) is redesignated as Shopping Centre.
23	M-23	Sector IV Sheet 5	Chulne S.No. 228	Land from S. No. 228 is shown in Residential Zone	Existing Cremation Ground in S.No. 228 of village Chulne is shown.
24	M-24	Sector III Sheet 4	Sopare S.No. 8	Land from S. No. 8 is shown in Residential Zone	Existing Cremation Ground in S.No. 8 of village Sopare is shown.

( Sudhakar Nangnure )  
Deputy Secretary to Government

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Accompaniment to Notification No.TPS-1205 / 1548 / CR-234(B) / 05 / UD-12  
dated 9<sup>th</sup> February, 2007.

### SCHEDULE II

#### Modifications of substantial nature excluded from sanction Excluded part ( EP )

Sr No	EP No.	Sector no. / Sheet No.	Village / Survey Nos./Site No./Road	Modification of substantial nature carried out by the Committee and D.P. proposal where the Government has proposed substantial modification	Modification of substantial nature proposed by the State Government under section 31 of the M.R. & T.P. Act 1966
1	EP 1	Sector II Sheet 1	Naringi S.Nos. 1A,206, 219, 220,221, 222	(MOD-2) Channel passing through S.Nos. 1A, 206, 219, 220, 221, 222 etc. is deleted and lands are included in Residential Zone	As proposed by the Committee
2	EP 2	Sector II Sheet 2	Naringi S.Nos. 1A-1-1, 1A-1-1-1 Sites Nos. 207 and 208	(MOD-3) Designation of Site No. 207 (PG) is changed to Dumping Ground. Consequently, Play Ground site is shifted in S.No. 1A-1-1 of village Naringi owned by Virar Municipal Council and allotted Site No. 208A. Site No. 208 (Market) is shifted to municipal land in S.No. 1A-1-1-1 of village Naringi. The water channel is diverted from the eastern side of new Site No. 208A. The LDZ around the site of Dumping Ground is deleted and the lands are included in Green Zone. 30 m road pattern is accordingly adjusted.	Site No. 208A is proposed to be redesignated as Garden. Other modifications are as proposed by the Committee.
3	EP 3	Sector II Sheet 1	Virar Site No. 186	(MOD-4) Southern portion of site for Play Ground (Site No. 186) where CIDCO has committed for community facility site is excluded from Play Ground and reserved for Community Centre (site No. 186A)	As proposed by the Committee
4	EP 4	Sector II Sheet 2	Virar Sites Nos. 97, 98 and 100	(MOD-5) Site No. 100(Garden) is redesignated for Health Centre. The Site No.97(Play-Ground) is partly redesignated as High School (Site No. 97A) in the eastern part and remaining site is continued as Play Ground ( Site No. 97). Site No. 98 is redesignated as Community Centre.	Site No. 100 is proposed to be redesignated as Garden. Other modifications are as proposed by the Committee.
5	EP 5	Sector II Sheet 2	Virar Site No. 101 20 m road	(MOD-6) 20 m wide North-South road passing through the railway properties is deleted. Consequent to this change the width of 20 m wide East-West road is reduced to 12 m . Garden(Site No.101) is curtailed to save existing structures.	As proposed by the Committee
6	EP 6	Sector II Sheet 2	Virar Sites Nos. 106, 107 and 108 12 m road	(MOD-7) 12 m wide road alignment is slightly shifted to save existing structures. Consequently, boundaries of Health Centre (Site No. 106 ), Primary School (Site No. 107) and High School (Site No. 108) are adjusted.	As proposed by the Committee
7	EP 7	Sector II Sheet 2	Virar S.Nos. 103,104, 105, 251, 253, 255	(MOD-8) Alignment of 12 m road is modified to save the existing structures. Existing nalla passing through S.Nos. 103,105,253,251,104,255,257 etc. is diverted. Consequent to these changes,	As proposed by the Committee

			and 257 Sites Nos. 103, 104 and 105 12 m road	the boundaries of Municipal Office(Site No. 105), Parking Lot( Site No.103) and Weekly Bazar (Site No. 104) are modified. Designations of Site No. 105 and Site No. 103 are interchanged.	
8	EP 8	Sector II Sheet 1	Virar Naringi S.Nos.163, 235, 232,230, 226,215, 217 20 m road	(MOD-9) Considering the site conditions, the width of North-South 20 m wide road is reduced to 12 m. upto site No.199. The circulation pattern is adjusted.	As proposed by the Committee
9	EP 9	Sector II Sheet 1	Virar S.No. 326	(MOD-10) Channel is deleted and land is included in Residential Zone	As proposed by the Committee
10	EP 10	Sector II Sheet 1	Virar S.No. 58B Site No. 161	(MOD-11) An area of 30m X 30m from Site No. 161 is reserved for ESR. Remaining area is deleted and included in Residential Zone.	As proposed by the Committee
11	EP 11	Sector X Sheet 2	Virar S.Nos. 43,332, 398,372A Site No. 89 20 m road	(MOD-12) 9 m wide new road is proposed from Site No. 89 (Play Ground) upto Site No. 90 (Aquatics and Sports complex) to meet PAPAD Khind Dam road. New Site No. 89A for Elevated Service Reservoir in S.No. 372A is proposed. Width of road to the west of Play Ground (Site No. 89) is reduced from 20 m to 12m.	As proposed by the Committee
12	EP 12	Sector II Sheet 4 & 5	Virar S.Nos.115, 150, 152, 345,346 & 376 Sites Nos. 136, 137, 139 and 141	(MOD-13) Designation of Site no. 141 (Educational complex) is changed to Sports Complex. Designation of part of Site No. 139(Sports Complex) is changed to Educational Complex and northern portion is deleted and included in Residential Zone. Due to change in boundaries of Railway Car Shed alignment of 30 m wide East-West road in S.No. 376 is modified. Consequently, boundaries of Site No.137(Govt. Offices) are modified. Area of Garden (Site No. 136) merged into Channel. Boundaries of existing channel passing through S.Nos. 345,346 etc are corrected.	As proposed by the Committee
13	EP 13	Sector II Sheet 2 & 5	Virar S.Nos. 241, 242, 243, 244, 245, 246 Site No. 123 12 m road	(MOD-14) Channel from Site No. 123(Garden) and 12 m wide proposed road parallel to this channel is shifted to the East so as to be coterminous with existing water course upto S.No. 241 and to save existing settlement. Area between railway line and newly proposed nalla is included in Residential Zone. Consequent to the change in road alignment, boundary of Site No. 123(Garden) is modified.	As proposed by the Committee
14	EP 14	Sector II Sheet 1	Virar S.No. 297 Site No. 191	(MOD-15) Site No. 191 (Garden) is curtailed from East to exclude structures existing in S.No. 297 village Virar.	As proposed by the Committee
15	EP 15	Sector II Sheet 2	Virar S.Nos. 238 & 239 Site No. 122	(MOD-16) Road alignments at the Junction of roads near Site No. 122(Market) in S.Nos. 238 and 239 of village Virar is improved. Market (Site No. 122) is modified accordingly and is shifted as per layout.	As proposed by the Committee



16	EP 16	Sector II Sheet 5	Virar S.Nos. 222, 223 Site No. 129	(MOD-17) Site No. 129 (High School) is deleted as Don Bosco High School is situated nearby. The land deleted is included in Residential Zone. Existing nalla is shown correctly.	Site No. 129 is proposed to be redesignated as Play Ground. Existing nalla is proposed to be shown as correctly as per republished plan.
17	EP 17	Sector II Sheet 1	Bolinj S.Nos. 150,351 & 352 Site No. 173	(MOD-20) Western part of Site No. 173 (Police Department) from part S.Nos. 150, 351 and 352 is deleted and included in Residential Zone.	The portion deleted from S.Nos. 150, 351 and 352 is proposed to be redesignated as Site No. 173A for Play ground as shown on the plan.
18	EP 18	Sector II Sheet 4	Bolinj Sites Nos. 143, 144, 145, 149 & 162 30m, 20 m and 12 m roads	(MOD-22) In view of revision of layout of Maharashtra Housing and Area Development Authority following changes /modifications are made. i) Alignment of 30 m North-South road is corrected ii) 20 m wide East-West road is deleted and for part portion the width is to 12 m and taken along existing road. iii) 20 m wide East-West layout road is incorporated. iv) Commercial strip along 30 m wide North-South road is deleted. v) 12 m wide road is corrected as per layout upto site No. 145 for Garden. vi) Site No. 144 (Cremation Ground) is shifted within Site No. 145(Garden). vii) Site No. 149 ( Play Ground) is redesignated as Bus Terminus and Bus Depot. viii) Site No. 143 for Bus Terminus is deleted ix) Location of Site No. 162 ( Play Ground) is shifted towards east and its area is increased and existing site for Play Ground is included in Residential Zone.	As proposed by the Committee
19	EP 19	Sector IXI Sheet 4	Bolinj S.No. 268	(MOD-23) Eastern portion of S.No. 268 of village Bolinj included in Plantation Zone is now included in Residential Zone.	As proposed by the Committee
20	EP 20	Sector III Sheet 4 & 5	Sopare Achole 30 m road	(MOD-26) Alignment of 30 m wide proposed East-West road is shifted towards south.	As proposed by the Committee
21	EP 21	Sector IX Sheet 4	Gas Site No. 403	(MOD-27) Site No. 403 (Dumping Ground) is curtailed from North and area curtailed is reserved for Slaughter House (Site No. 403A) and 20 m wide access road is proposed. Northern portion of Dumping Ground site (Site No. 403) is deleted and land is included in Plantation Zone.	As proposed by the Committee
22	EP 22	Sector IX Sheet 4	Gas Sites Nos. 375 & 376 40 m road	(MOD-28)Part of 40 m wide road to the South of Site No. 376 is reduced to 20 m and existing road to continue. Consequent to this change Site No. 376 (Play Ground) and Site No.375 (Garden) are adjusted.	As proposed by the Committee
23	EP 23	Sector III Sheet 4	Nilemore S.No. 267 Site No. 350	(MOD-29) Northern portion of Site No. 350 (Health Centre) in S.No. 267 H.No. 1 & 2 of village Nilemore is deleted as building plans are approved by CIDCO.	As proposed by the Committee
24	EP 24	Sector III Sheet 5	Nilemore Site No. 341	(MOD-30) Site No. 341 (ESR) is deleted in view of approval granted by CIDCO.	As proposed by the Committee

25	EP 25	Sector III Sheet 5	Nilemore S.Nos. 203, 204, 207, 213, 375 SiteNo.309	(MOD-31) Boundaries of Site No. 309 (Railway Car Shed) is corrected as per Railway's revised proposal of acquisition of land. 30 m wide road proposed in S.No. 375 is diverted along car shed site. Channel passing through Railway Car Shed is deleted and consequently, channel passing through S.Nos. 207, 204, 203, 213 etc. of village Nilemore through Special Residential Zone is deleted.	As proposed by the Committee
26	EP 26	Sector III Sheet 5	More Site No. 328	(MOD-32) Portion on which commercial galas are existing is deleted from reservation (Site No. 328) and included in Residential Zone. Existing Play Ground in the same layout is shown correctly.	As proposed by the Committee
27	EP 27	Sector IX Sheet 5	Achole S.No. 50	(MOD-35) Portion of S.No. 50 of village Achole where layout is approved is included in Residential Zone.	As proposed by the Committee
28	EP 28	Sector III Sheet 5	Achole S.No. 362/2 Site No. 416	(MOD-36) Plot No. 6 of approved layout is deleted from Site No. 416 (Primary School) and is included in Residential Zone	As proposed by the Committee
29	EP 29	Sector III Sheet 5	Achole S.No. 235/1	(MOD-37) Garden around pond from S.No. 235/1 is deleted as there are existing structures.	As proposed by the Committee
30	EP 30	Sector III Sheet 5	Achole Site No. 400	(MOD-38) Since alternate site is selected for ESR by the Nalla-Sopara Municipal Council, Site No. 400 (ESR) is deleted and the land is included in Residential Zone.	The Site No. 400 is proposed to be redesignated as Garden.
31	EP 31	Sector III Sheet 5	Achole Sites Nos. 449, 456, 463, 465, 466, 467, 461, 469, 446, 462, 464, 470, 445, 448 40 m and 12m roads	(MOD-39) In view of the layout approval granted by CIDCO, the following changes are made. i) Sites Nos. 449(Market), 456(ESR), 463(Market), 465 (Garden), 466(STP), and 467(Market and SC) are deleted. ii) Boundaries of Sites corrected or relocated:- a) Boundaries of Site No. 461 (Public Purpose) are corrected and designation is changed to Cultural Centre. b) Boundaries of Site No. 469 (ESR) are corrected c) Site No.446 (Burial Ground) is corrected as per site condition. d) Site No. 462(Garden) is redesignated as Health Centre excluding built-up portion. e) Boundaries of Site No. 464 (Primary School) are corrected . f) Site No.470 (Shopping Centre) is relocated. g) Pond and Green Belt are deleted and included in Residential Zone h) Site No.445 (Garden) is shifted in open land. i) Site No. 448(Health Centre) is redesignated as Commercial Centre . iii) 40 m and 12 m road alignments are shifted along existing alignments.	Site No.445 (Garden) is proposed to be relocated in S.Nos. 227, 228, 229 of village Achole as shown on plan. Other changes are as proposed by the Committee.

32	EP 32	Sector V Sheet 5	Waliv Sites Nos. 489, 490, 491, 485 and 486	(MOD-42) Designations of Sites No. 489 (Community Centre), No. 490 (Market) and No. 491(Garden) are changed as High School (Site No 491) and Primary School (site No.490). Consequent to this change, designations of Site No.485(Primary School) and Site No. 486 ( High School) are changed as Garden (Site No. 486), Market (Site No. 489) and Community Centre(Site No. 485).	As proposed by the Committee
33	EP 33	Sector V Sheet 5	Waliv S.No. 35(part)	(MOD-43) Residential Zone from S.No. 35(part) of village Waliv is converted to Industrial Zone.	As proposed by the Committee
34	EP 34	Sector X Sheet 5	Waliv S.No. 40(part)	(MOD-44) Land from S.No. 40 where factory is existing is changed from Green Zone to Industrial Zone.	As proposed by the Committee
35	EP 35	Sector V Sheet 5	Waliv S.No. 65	(MOD-45) 20 m wide road in S.No. 65 is reinstated as per Dev. Plan of 1998 (DDP-1998).	As proposed by the Committee
36	EP 36	Sector V Sheet 5	Waliv Site No. 529	(MOD-47) Area of Site No. 529 (ESR) is reduced.	The Site No. 529 is proposed to be further reduced to the extent of 30m x 30m as per requirement of MJP and remaining land is proposed to be included in Industrial Zone as shown on the plan.
37	EP 37	Sector V Sheet 5	Waliv S.Nos. 10 and 16	(MOD-48) Residential Zone from S.Nos. 10 and 16 of village Waliv is converted to Industrial Zone and remaining Residential Zone is corrected as per existing houses.	As proposed by the Committee
38	EP 38	Sector V Sheet 5	Sativali Site Nos. 525 and 526 30 m road	(MOD-49) 30 m widening proposal of Sativali road is changed as per DDP-98. Existing temple site is corrected as per site condition. In view of above changes, boundaries of Site No.525(Bus Station) and Site No. 526 (Garden) are adjusted.	As proposed by the Committee
39	EP 39	Sector V Sheet 5	Pelhar S.No. 155	(MOD-51) 12 m road alignment is slightly modified so as to save the existing structures.	As proposed by the Committee
40	EP 40	Sector X Sheet 5 & 6	Pelhar Site No. 871 12m roads	(MOD-52) 12 m wide proposed road leading to Pelhar Dam from Highway is deleted. A new 12 m wide road is proposed from national highway upto water purification plant and upto Site No. 871(Picnic Park). Site No. 871(Picnic Park) is enlarged upto Pelhar Dam to include municipal land. Site for Water Purification Plant is adjusted as per site conditions.	As proposed by the Committee
41	EP 41	Sector V Sheet 5	Gokhiware S.No. 113 Sites Nos. 533 & 479	(MOD-53) Site No. 533 (Market) and Site No. 479(Community Centre) are shifted on Grampanchayat land in S.No. 113. Land under previous reservations are included in Residential Zone.	As proposed by the Committee
42	EP 42	Sector V Sheet 5	Gokhivare S.Nos. 240, 241, 243 etc. Site No. 515 12 m road	(MOD-54) Site No. 515 (Health Centre) is shifted in Government land in S.No. 240. Existing Adivasi Pada in S.No. 240 is included in Residential Zone. Width of road in S.Nos. 241, 243 etc. is increased from 12 m to 18 m as per approved layout.	As proposed by the Committee

43	EP 43	Sector X Sheet 5	Gokhiware Site No. 481	(MOD-57) Existing road below the proposed Expressway is shown and Sites No. 481(Garden) is adjusted.	As proposed by the Committee
44	EP 44	Sector V Sheet 5	Gokhiware S.Nos. 111(part) 112(part) Site No. 472	(MOD-58) The Site No. 472(Play Ground) is reduced in area to exclude land from S. Nos. 111(part) and 112(part) of village Gokhiware where layout is approved and developed and the land so deleted is included in Residential Zone.	As proposed by the Committee
45	EP 45	Sector X Sheet 5	Manikpur Site No. 580A	(MOD-59) A Site No. 580-A (Parking Lot) is proposed to the east of railway track.	As proposed by the Committee
46	EP 46	Sector IV Sheet 5	Barhampur 20 m road	(MOD-60) proposed 20 m wide east-west road running through St. Augustine High School premises is partly deleted and is reduced to 12 m. upto Site No. 757(Garden). Existing premises of St. Augustine High School are correctly shown excluding the land owned by Ayyappa Seva Samiti and by Maniknanda Hsg. Society.	As proposed by the Committee
47	EP 47	Sector X Sheet 5	Barhampur S.No. 78	(MOD-61) Land granted by Government to APMC from S.No. 78 is included in Commercial Zone and is designated for APMC	As proposed by the Committee
48	EP 48	Sector IV Sheet 5	Navghar 20 m road	(MOD-62) Widening of existing road from Ambadi road upto Vasai-Road railway station (East) is reduced from 20 m to 12 m so as to avoid existing old structures. This road is further diverted between existing cremation ground and M.S.E.B. colony so as to meet the 30 m wide new road along the culvert under construction in Diwanman village.	As proposed by the Committee
49	EP 49	Sector IV Sheet 5	Navghar S.No. 38 12 m road	(MOD-63) 12 m wide proposed road in S.No. 38 of village Navghar to the east of Vasai-Road railway station is deleted	As proposed by the Committee
50	EP 50	Sector IV Sheet 5	Diwanman Site No. 590	(MOD-64) Layout plot No. 21 is deleted from Site No. 590 (Garden) and is included in Residential Zone. Site for Garden is enlarged to include layout open space.	As proposed by the Committee
51	EP 51	Sector IV Sheet 5	Diwanman S.Nos. 57,58,61, 152, 155, 157 etc.	(MOD-65) Strip of land from S. Nos. 57, 58, etc. to the west of railway track upto nalla and from S.Nos. 61, 152,155,157(part) etc. is included in Residential Zone from NDZ.	New Site No. 589-A admeasuring 1.00 ha in S.No.155 near nalla is proposed to be designated as Garden. Site No. 589(Garden) is proposed to be redesignated as Play Ground. 9 m wide approach road is proposed upto Garden and Remaining land is proposed to be included in Residential Zone as shown on the plan.
52	EP 52	Sector IX Sheet 4	Sandor 12 m road	(MOD-66) 12 m wide missing link road from Cardinal Gracious Hospital is shown.	As proposed by the Committee
53	EP 53	Sector VIII Sheet 4	Sandor Site No. 714	(MOD-67) Existing Telephone Exchange is in rented premises and hence land is included in Residential Zone. New Site No. 714-A for Telephone Exchange is carved out from site reserved for Electric Sub-Station (Site No. 714).	As proposed by the Committee
54	EP 54	Sector IV Sheet 5	Chulane Sites Nos. 632,633 and 635	(MOD-69) Since Nazareth Convent is in close vicinity Site No. 633 (Primary School) and Site No. 635 (High School) are deleted. Site No. 632 for Play Ground is curtailed from east to the north of Site	As proposed by the Committee

				No. 632. Proposed channel is deleted upto Chulne road.	
55	EP 55	Sector IV Sheet 5	Umelman Sites Nos. 739 and 740	(MOD-70) Site No. 739 (Play Ground) is shifted eastward and consequently, Site No. 740 (Primary School) is shifted westward.	Site No. 739 (Play Ground) and Site No. 740 ( Primary School) are proposed to be reinstated. Western portion of Site No. 739 ( PG) is proposed to be redesignated as Site No. 739A for Burial Ground as shown on the plan.
56	EP 56	Sector VIII Sheet 7	Dhowali Sites Nos. 699 and 700 20 m road Nalla	(MOD-71) Boundaries of Site No. 699 (Stadium)and college are corrected as per site conditions. 20 m wide north-south road, Site No.700 (Parking), and nalla widening proposal are adjusted accordingly.	As proposed by the Committee
57	EP 57	Sector VII Sheet 5	Umele Site No. 724 20 m road 40 m road	(MOD-72) Site No. 724 (Bus Station) is redesignated as Health Centre. A 20 m wide North-South proposed road is extended towards South to join revised 40 m wide proposed road. The lands upto shifted 40 m road are included in Residential Zone.	As proposed by the Committee
58	EP 58	Sector VII Sheet 8	Umele S.No. 60	(MOD-73) Land from S.No. 60 of village Umele is deleted from NDZ and included in Residential Zone.	Land from S.No. 60 is proposed to be retained in NDZ.
59	EP 59	Sector VIII Sheet 5	Dhowali Site No. 706	(MOD-74) Site No.706 (Extension to High School) is deleted and land is included in Residential Zone.	Site No.706 is proposed to be reinstated as Extension to High School .
60	EP 60	Sector VIII Sheet 4	Dhowali Site No. 665	(MOD-75) Site No. 665 ( Play Ground) is deleted and is included in Plantation Zone.	Site No.665 is proposed to be reinstated as Play Ground.
61	EP 61	Sector VIII Sheet 5	Dhowali Site No. 707	(MOD-76) Western portion of Site No. 707 (Garden) is deleted and land is included in Residential Zone.	Deleted portion is proposed to be retained in site No.707( Garden ) as shown on plan.
62	EP 62	Sector VIII Sheet 8	Dhowali Site No. 703	(MOD-77) Site No.703 (Extension to School) is deleted and land is included in Residential Zone.	Site No.703 is proposed to be reinstated as Extension to School.
63	EP 63	Sector VIII Sheet 4	Dhowali Sites Nos. 704 and 705 20 m and 12m roads	(MOD-78) 12 m wide proposed road is diverted upto Tam Talav to meet Vasai Road. Site No. 704 (ESR) and Site No. 705 (Play Ground) are adjusted accordingly. 20 m wide east-west road alignment is shifted along the existing alignment.	As proposed by the Committee
64	EP 64	Sector VIII Sheet 7	Malonde Site No. 691 12 m road	(MOD-79) Designation of Site No. 691 (Govt. Offices) is changed to Hospital by curtailing area on the South. 12 m north-south road is shifted westwards to save the structures. The land excluded is included in Plantation Zone.	As proposed by the Committee
65	EP 65	Sector VIII Sheet 7	Malonde Site No. 678	(MOD-81) Designation of Site No. 678 (Market) is changed to Garden and the area is increased as per site conditions.	As proposed by the Committee
66	EP 66	Sector VI Sheet 5	Juchandra 30 m road	(MOD-84) 30 m wide road wrongly proposed from S.No.59 upto S.No. 10 of village Juchandra is reduced to 20 m.	As proposed by the Committee
67	EP 67	Sector VI Sheet 5	Juchandra S.No. 4	(MOD-85) 40 m wide road alignment is shifted towards south so to avoid existing structures in S.No.4.	As proposed by the Committee
68	EP 68	Sector X Sheet 6	Kaman Cattle Shed Zone	(MOD-86) Cattle Shed Zone proposed at the north-eastern side situated beyond Shailendra Education Trust's land is deleted in view of upstream portion of Kaman river and nearness to forest lands.	Land bearing S. No. 146(pt) is proposed to be deleted and included in Agricultural Zone as shown on plan. Shailendra Education Trust's land is shown correctly and excluded part is included in Cattle Shed Zone as

					shown on plan. Remaining as proposed by Committee.
69	EP 69	Sector VII Sheet 5	Kirawali S.Nos. 4, 5, 12 Sites Nos. 719,690, 719A & 716A	(MOD-87) New site No. 719-A for Dumping Ground is proposed in Government land in S.Nos. 4, 5 and 12 of village Kirawali. The portion of Government land to the west upto 20 m wide north-south new road is proposed for Government Offices as Site No. 716-A. The east-west 20 m road is proposed along the northern boundary of site No. 719. Site No. 719 (Play Ground) is enlarged slightly. Site No. 690 (Dumping Ground) is deleted and land is included in NDZ.	As proposed by the Committee
70	EP 70	Sector IX Sheet 4	Girij, Bhuigaon Vagholi, Rajodi and Watar 30m road	Alignment of 30 m wide north-south road proposed in Plantation Zone is shifted towards west to avoid existing structures and wadis in villages Girij, Bhuigaon(kh), Vagholi, Rajodi and Watar as shown on the plan.	As proposed by the Committee
71	EP 71	Sector IX Sheet 4	Gas 30 m road	Alignment of 30 m wide east-west road proposed In Plantation Zone is shifted and proposed to run from south side of Gas gaothan to avoid existing structures and wadis in the village Gas as shown on the plan.	As proposed by the Committee
72	EP 72	Sector VI Sheet 6	Bapane S.Nos. 70,71, 72,73,74, 304, 82 and 104	Lands comprised in S.Nos. 70,71, 72,73,74, 304, 82 and 104 of village Bapane are included in Green Zone.	Lands from these survey numbers bounded by National Highway No. 8 on the east, Industrial Zone on the South, 20 m wide north-south road and nalla on the west and 20 m East-West road on the North are proposed to be included in Industrial Zone from Green Zone with 15 % land proposed to be designated as Garden ( Site No. 863A) and Community Centre (Site No. 864A) along with 20 m roads as shown on the plan.
73	EP 73	Sector X Sheet 5	Gokhivare S.Nos. 199 to 201, 203 to 208, 210 to 219, 221 to 226	Lands under S.Nos. 199 to 201, 203 to 208, 210 to 219, 221 to 226 are included in Green Zone	Lands under these survey numbers are proposed to be included in Industrial Zone from Green Zone with 15 % land proposed to be designated as Garden ( Site No. 476A) and Community Centre (Site No. 477A) along with 20 m roads as shown on the plan.
74	EP 74	Sector IV Sheet 5	Diwanman Site No. 598	Site No. 598 is designated as Primary School	Site No. 598 is proposed to be reserved to the extent of 0.40 ha as shown on the plan and remaining land is proposed to be included in Residential Zone
75	EP 75	Sector IV Sheet 5	Diwanman Sites Nos. 599 & 609	Site No. 599 is designated as Garden and Site No. 609 is designated as Market & Shopping Centre.	Site No. 599 is proposed to be redesignated as Shopping Centre and Site No. 609 is proposed to be redesignated as Garden
76	EP 76	Sector IV Sheet 5	Diwanman Navghar S.No. 6 Site No. 602	Site No. 602 is designated as Garden.	Site No.603, Market is proposed to be curtailed, Site No.602, Garden is proposed to be shifted towards south side and strip of land from north side of site No.602 is proposed to be included in Residential Zone as shown on plan.

77	EP 77	Sector IX Sheet 1 & 4	Agashi S.Nos. 33, 36, 37, 42, and 95	Lands from S.Nos. 33, 36, 37, 42, and 95 are included in Plantation Zone	20 m wide north-south road passing through S.Nos. 95, 36, 37, 33 and 42 of village Agashi is proposed to be shifted towards west and the land on eastern side of this shifted road is proposed to be included in residential zone along with road pattern as shown on plan.
78	EP 78	Sector II Sheet 1	Bolinj Sites Nos. 180 & 181	Sites Nos. 180, and 181 are proposed for Garden and High School respectively.	Site No. 180 (Garden) is proposed to be deleted and the land is proposed to be included in Residential Zone. Site No. 181 (High School) is proposed to be redesignated as Garden as shown on the plan.
79	EP 79	Sector III Sheet 5	Nilemore Site No. 336	Site No. 336 is designated as Market	Site No. 336 (Market) is proposed to be deleted and land is included in Residential Zone.
80	EP 80	Sector III Sheet 5	Achole Site No. 419	Site No. 419 is designated as Market	Site No. 419 (Market) is proposed to be deleted and land is included in Residential Zone
81	EP 81	Sector V Sheet 5	Gokhivare Site No. 516	Site No. 516 is designated as Garden	Site No. 516 is proposed to be redesignated as Shopping Centre.
82	EP 82	Sector III Sheet 4	Sopare S.No. 37 Site No. 384	Site No. 384 is designated as Play Ground	Land under plots Nos. 15, 16, 17 from the approved layout in S.No. 37 of village Sopare is proposed to be excluded from Site No. 384(Play Ground) and is included in Residential Zone as shown on the plan.
83	EP 83	Sector II Sheet 2	Virar Sites Nos. 116, 118, and 119	Sites Nos. 116, 118, and 119 are designated as Market, High School and Primary School respectively	Site No. 116 (Market) is proposed to be redesignated as Primary School. Site No. 118 (High School) is proposed to be redesignated as Market. The Site No. 119 (Primary School) is proposed to be deleted and to be included in Residential Zone as shown on the plan.
84	EP 84	Sector VIII Sheet 7	Dhowali 12m and 20m roads	Vasai Par Naka to Papadi main road is widened to 12 m near Shiv Temple and 20 m wide north-south road is proposed from S.T. Stand upto and beyond Mahalaxmi Temple .	Widening of Vasai Par Naka to Papadi main road near Shiv Temple is proposed to be shifted towards south near Stadium and S.T. Stand to save the existing Shiv Temple. 20 m north-south road leading to Mahalaxmi Temple is proposed to be modified from the junction at S.T. Stand to save the said temple. The existing nalla is correctly marked as per site conditions as shown on the plan.
85	EP 85	Sector IV Sheet 5	Diwanman Site No. 591	Site No. 591 is designated as Primary School.	Site No. 591(Primary School) is proposed to be deleted and land is included in Residential Zone.
86	EP 86	Sector IV Sheet 5	Navghar S.No. 55B, 25,28, 28A, 29, 62B etc.  Manikpur S.No. 152  Sites Nos. 583,584,	30 m wide road joining Ambadi road and railway station road is proposed through the M.S.E.B. premises in S.No. 55 B, 25, 28 etc. of village Navghar. Sites Nos. 583, 584, & 585 are designated as Bus Station, Rikshaw Stand and Parking Lot respectively.	30 m wide road is proposed to be realigned outside the premises of M.S.E.B. from railway station road upto Ambadi Road through S.Nos. 62B, 28A, 29 etc. of village Navghar and S.No. 152 of village Manikpur as shown on the plan. Consequent to this, 30 m road link and Site No. 584 (Rikshaw Stand) are deleted. Site No. 583 (Bus Station), and Site No. 585

			585		( Parking Lot) are proposed to be relocated in S.Nos. 62B and 28B of village Navghar as shown on the plan.
87	EP 87	Sector II Sheet 1	Virar Sites Nos.193, 194 and 195	Sites Nos.193, 194 and 195 are designated as Community Centre, Primary School and High School respectively.	Site No. 193(Community Centre) is proposed to be curtail to 0.60 ha. and remaining land is included in Site no. 195. The Site No 194(Primary School) and Site No 195(High School) are reduced to the extent of 1.50 ha. and are relocated & 9 m road is extended upto Site No. 195 and strip of land from eastern portion of Site No.194 is proposed to be included in Residential zone as shown on the plan.
88	EP 88	Sector X Sheet 5	Gokhivare S.No. 233A	Area under S.No. 233A is included in Green Zone.	New site No. 481A is proposed to be designated as Burial Ground in S.No. 233A of village Gokhivare as shown on the plan and Appropriate Authority for this Site is Bassein Christian Cemetery Trust.
89	EP 89	Sector III Sheet 5	Achole Site No. 407, 20 m and 12m roads	Site No. 407 is designated as Parking Lot. 20 m wide north-south road along railway line and 9 m east-west road from railway land upto Achole road are proposed.	Site No. 407 (Parking Lot) and portion of 9 m wide east-west road falling within the railway lands are proposed to be deleted. 20 m widening of north-south road along the railway track is proposed to be reduced to 12 m from west upto its portion in S.No. 97 of village Achole as shown on the plan.
90	EP 90	Sector III Sheet 4	Sopare S.No. 36 Hissa No. 1B Site No. 388	Site No. 388 is designated as Garden	Southern portion of Site No. 388 (Garden) in Hissa No. 1B of S.No. 36 of village Sopare is proposed to be deleted and the land is included in Residential Zone as shown on the plan.
91	EP 91	Sector V Sheet 5	Gokhivare S.No. 264 Site No. 517	Site No. 517 is designated as Police Station	Eastern portion admeasuring about 0.28 ha of Site No. 517 (Police Station) from S.No. 264 of village Gokhivare is proposed to be deleted and land is included in Industrial Zone as shown on the plan.
92	EP 92	Sector VI Sheet 9	Juchandra S.No. 136, H.Nos. 2/1 and 2/2 Site No. 868	Site No. 868 is designated as APMC	Land from S.No. 136, H.Nos. 2/1 and 2/2 of village Juchandra is proposed to be excluded from Site No. 868 (APMC) and included in Public-Semipublic zone for Temple.
93	EP 93	Sector II Sheet 5	Virar S.No. 376 Site No. 137	Site No. 137 is designated as Government Offices	About half portion of Site No. 137 towards near railway line from S.No. 376 of village Virar is proposed to be redesignated as Burial Ground as new Site No. 137-A as shown on the plan. Appropriate Authority for this Site is Virar Sunni Muslim Masjid and Kabrastan Trust.
94	EP 94	Sector VI Sheet 5	Rajawali S.Nos. 71 91, 92, 95, 96, 97, 100, 102, 103 and	Sites Nos. 779, 780, 781, 782, are designated as Stadium, Telephone Exchange, Primary School and High School respectively.	Site No. 779 (Stadium) is relocated in S.Nos. 95,96,97, 98 & 100 and redesignated as Play Ground. Site No. 780(Telephone Ex.) is relocated in S.Nos. 71, 92, 95 & 102. Site No.781(Primary School)



			227 Sites Nos. 779, 780, 781, 782,		is relocated in S.No. 91 & 92. Site No.782(High School) is relocated in S.Nos. 91 & 92. A 20 m new road is proposed between Sites Nos. 779 & 780 through S.Nos. 92, 102, 103 and 227. 20 m wide north-south and east-west roads are joined in S.Nos. 101, 102, 103 & 227. The Residential zone is adjusted accordingly as shown on the plan.
95	EP 95	Sector II Sheet 2	Virar 12m north-south roads and Foolpada Road	12 m widening of existing Foolpada road along eastern side of Totale Talav and 12 m wide new north-south road from Site No. 102 of Bus Station upto above road are proposed.	12 m widening of existing Foolpada road along eastern side of Totale Lake is proposed to be shifted towards east and the Junction of this road near existing municipal school and community centre to the north of this lake is proposed to be modified. 12 m wide north-south road to the east of Site No. 104 (Weekly Bazar) is proposed to be extended beyond nalla upto the Foolpada road. 12 m wide north-south link road between Site No. 102 (Bus Station) and Foolpada road is proposed to be deleted so as to save the structures as shown on the plan.
96	EP 96	Sector IV Sheet 5	Sandor S.No. 227 Hissa 3/2 Site No. 638	Land comprised in S.No. 227 Hissa No. 2 and 3 of village Sandor is included in the Site No. 638 designated as Play Ground.	Land comprised in S.No. 227, Hissa No. 2 and 3 of village Sandor is proposed to be deleted from the Site No. 638(Play Ground) and is included in Commercial Zone as shown on the plan.
97	EP 97	Sector V Sheet 5	Valiv S.No. 37	Part of land comprised in S.No. 37 of village Valiv is included in Industrial Zone.	Land from S.No. 37 of village Valiv is proposed to be included in Green Zone from Industrial Zone as shown on the plan.
98	EP 98	Sector II Sheet 1	Bolinj S.Nos. 162,166 333,337 and 397A Site No. 165	Site No. 165 is designated as Garden in S.Nos. 162, 166, 333, 337 of Village Bolinj.	Site No. 165 (Garden) is proposed to be shifted on the Grampanchayat land in S. No. 397-A of village Bolinj. The land so released is proposed to be included in Residential Zone as shown on the plan.
99	EP 99	Sector X Sheet 2	Shirgaon Site no. 47 A	Lands to the north of 40 m Virar road leading to National Highway are included in Green Zone	The lands to the north of 40 m Virar road leading to National Highway upto S.Nos. 206, 207, 211, 213 etc towards north and upto forest lands towards east from Green Zone excluding the lake are proposed to be designated as Site no. 47 A for Education, Culture, medical, Recreation and Sports Complex as shown on the plan. Appropriate Authority for this Site is Vishnu Vaman Thakur Charitable Trust. Subject to condition that the said trust shall not disturb existing or proposed roads and water bodies in the site.
100	EP 100	Sector III Sheet 5	Achole S.No. 422, Hissa Nos. 5/3 and 5/4 30 m road	Land in S.No. 422, Hissa Nos. 5/3 and 5/4 are partly included under S.T. Stand and partly under 30 m road.	A strip of land admeasuring about 6400 sq.mt. between S.T. Stand and existing Road is proposed to be included in Residential Zone as shown on plan.

101	EP 101	Sector III & IX Sheet 4 & 5	Gas S.Nos. 410,411, 467 Sites Nos. 401, 402, 403, 404 and 405	Sites Nos. 401, 402, 403, 404 and 405 are designated as Electric Sub-Station, Sewage Treatment Plant, Dumping Ground, Educational Complex and Sports Complex respectively.	Site Nos. 401, 402, 403, 404 & 405 are proposed to be deleted and land so released from S.No. 410, 411 & 467 etc. of village Gas are proposed to be included in No Development Zone as shown on plan.
102	EP 102	Sector I & X Sheet 2	Shirgaon, Koshimbe, Gas-kopari, Dahisar, Chandansar	The lands under proposed Special Economic Zone are included in Green Zone, Residential Zone and NDZ and designated for various reservations and road network.	Special Economic Zone is proposed to be earmarked in the villages of Shirgaon, Koshimbe, Gas-kopari, Dahisar, Chandansar as shown on the plan subject to condition that if the proposal of Special Economic Zone is not implemented for any reason, in such circumstances the proposals of the Development Plan will prevail.
103	EP 103	Sector IX Sheet 5	Diwanman S.No. 177	Land from S.No. 177 is included in NDZ	Land from S.No. 177 of village Diwanman admeasuring about 4.00 ha is proposed to be designated as Site No. 594 A for Burial Ground as shown on the plan.
104	EP 104	Sector IV Sheet 5	Navghar S.No. 17A	Land from S.No. 17A&B of village Navghar is included in Residential Zone.	Land from S.No. 17A&B of village Navghar is proposed to be designated as Site No. 769 A for Parking Lot as shown on the plan.
105	EP 105	Sector IV, VII & X Sheet 5	Gokhivare S.Nos. 30A,31,32 Sites Nos. 579 and 776	Sites Nos. 579 and 776 are designated as Dumping Ground.	Sites Nos. 579 and 776 are proposed to be deleted and lands so released is included in No Development Zone. Lands from S.Nos. 30-A, 31 and 32 of village Gokhivare are proposed to be designated as Site No. 531-A for Dumping Ground as shown on the plan.
106	EP 106	Sector I Sheet 2	Chandansar S.Nos. 99, 101, 103 to 107 113 Sites Nos. 53, 54, 55	Sites Nos. 53, 54, 55 are designated as Garden, Parking Lot and Labour Welfare Centre respectively.	Sites Nos. 53 (Garden), 54 (Parking Lot) and 55 (Labour Welfare Centre) are proposed to be relocated in S.Nos. 99, 101, 103 to 107, 113 of village Chandansar as shown on plan.
107	EP 107	Sector II Sheet 1	Naringi S.Nos. 84, 88, 95 and 99 Sites Nos. 197, 198	Sites Nos. 197 and 198 are designated as High School and Play Ground respectively.	Sites Nos. 197 (High School) and 198 (Play Ground) are proposed to be relocated in S.Nos. 84, 88, 95 and 99 of village Naringi as shown on plan.
108	EP 108	Sector II Sheet 1	Naringi S.Nos. 82 to 84, 88, 95, 234 Sites Nos. 218, 220	Sites Nos. 218 and 220 are designated as Hospital and Community Centre respectively.	Sites Nos. 218 (Hospital) and 220 (Community Centre) are proposed to be relocated in S.Nos. 82 to 84, 88, 95 and 234 of village Naringi as shown on plan.
109	EP 109	Sector III Sheet 5	Achole S.Nos.225, 227 to 229 Sites Nos. 441, 443 and 444	Sites Nos. 441, 443 and 444 are designated as Play Ground, Market and Garden respectively	Sites Nos. 441 (Play Ground), 443 (Market) and 444(Garden) are proposed to be relocated in S.Nos.225, 227 to 229 of village Achole as shown on plan.
110	EP 110	Sector III Sheet 5	Achole S.No. 225 Site No. 469	Site No. 469 is designated as ESR	Site No. 469(ESR) is proposed to be relocated in S.Nos.225 of village Achole as shown on plan.

111	EP 111	Sector IV Sheet 5	Diwanman S.No. 104 Sites Nos. 615,616, 617	Sites Nos. 615, 616 and 617 are designated as Play Ground, Primary School and Community Centre respectively.	Sites Nos. 615(Play Ground), 616 (Primary School) and 617(Community Centre) are proposed to be relocated in S.Nos.104 of village Diwanman as shown on plan
112	EP 112	Sector V Sheet 5	Waliv Site No. 520	Site No. 520 is designated as ESR	Site No. 520 (ESR) is proposed to be reduced to the extent of 30 m x 30 m. as per requirement of MJP as shown on plan.
113	EP-113	Sector V Sheet 5	Gokhivre S.Nos. 4,6 18,19,20, 21 etc.	Residential Zone.	Lands from S.Nos. 4,6 18,19,20, 21 etc. from village Gokhivre bounded by 40 mt. Ambadi Road to the north 20 mt. new roads on the east and south and 30 mt. new road on the west are proposed to be included in Industrial Zone from Residential Zone as shown on the plan.

By order and in the name of the Governor of Maharashtra .

( Sudhakar Nangnure )  
Deputy Secretary to Government

## **NOTICE**

**GOVERNMENT OF MAHARASHTRA**  
URBAN DEVELOPMENT DEPARTMENT  
Mantralay, Mumbai, 400032  
Dated 9<sup>th</sup> February 2007

**Maharashtra**  
**Regional &**  
**Town Planning**  
**Act, 1966.**

No.TPS-1205 / 1548 / CR-234 (C) / 05 / UD-12.- Whereas, the City and Industrial Development Corporation ( CIDCO ) appointed as the Special Planning Authority under the provisions of section 40 of the Maharashtra Regional and Town Planning Act,1966 (Maharashtra XXXVII of 1966) (hereinafter referred to as "the said Act") by the Government of Maharashtra vide Urban Development Department Notification No. TPS-1288/639/CR-126/UD-12 dated 14<sup>th</sup> May 1990 (hereinafter referred to as "the said Planning Authority");

And whereas, the said Planning Authority has prepared and published a draft Development Plan under section 26 of the said Act for the Vasi Virar Sub-Region (hereinafter referred to as "the said draft Development Plan") which is published in Maharashtra Government Gazette, Part-II, Konkan Division Supplement, dated 7<sup>th</sup> September 1995 inviting suggestions and objections from the public and has submitted the said draft Development Plan to the Government for sanction under section 30 of the said Act on 31<sup>st</sup> August 1998;

And whereas, the Government of Maharashtra vide Urban Development Department Notification No. TPS-1298/1436/C.R-141/98/UD-12, dated 19<sup>th</sup> January 2000 republished the said draft Development Plan submitted by the said Planning Authority by giving notice under Section 29 of the said Act in the Maharashtra Government Gazette, Part-I, Konkan Division Supplement, dated 20<sup>th</sup> January 2000 for inviting suggestions and objections from the public ;

And whereas, the Government of Maharashtra vide Urban Development Department Order No. TPS-1298/ 1436 C.R.-141/98/UD-12, dated 16<sup>th</sup> February 2000 read with subsequent revised orders dated 1<sup>st</sup> June 2002, 10<sup>th</sup> March 2003 and 20<sup>th</sup> September 2003 has appointed a three member Committee under the chairmanship of the Metropolitan Commissioner, Mumbai Metropolitan Region Development Authority for performing functions under Section 28(4), 29 and 30 of the said Act (hereinafter referred to as "the said Committee") in respect of the said draft Development Plan;

And whereas, after considering the suggestions and objections received by the Government, the said committee has carried out modifications in the said draft Development Plan and published a notice under section 29 of the said Act in the Maharashtra Government Gazette, part II, Konkan Division Supplement, dated 29-5-2003 for inviting suggestions and objections from the public in respect of the modifications ;

And whereas, the said Committee has submitted the said draft Development Plan with modifications to the Government of Maharashtra under section 30 of the said Act on 28<sup>th</sup> September 2004 for sanction after publishing it by giving notice in the Maharashtra Government Gazette, extra-ordinary, part II, Konkan Division Supplement, dated 11-8-2004 under sub-section (4) of Section 28 the said Act ;

And whereas, Government has accorded the sanction partly to the said draft development plan vide Government Notification No. TPS 1205/1548/CR-234(B)/05/UD-12, dated 9/2/07 and substantial modifications carried out by the said Committee and proposed to be carried out by the Government in the said draft Development Plan as given in Schedule II accompanying to this notice and marked as EP-1, EP-2, ..... in Pink colour on the Plan are excluded from the sanction (hereinafter said to be as “ excluded part ” ) ;

Now therefore, in exercise of the powers conferred by Sub-Section (1) of Section 31 of the said Act, the Government of Maharashtra hereby give notice inviting suggestions and objections from any person in respect of the proposed modifications of substantial nature as given in Schedule II accompanying to this notice as excluded part and marked as EP-1, EP-2, ..... in Pink colour on the Plan within a period of sixty days from the date of publication of this notice in the Maharashtra Government gazette;

Any objections and suggestions which may be received within the aforesaid period in respect of these proposed modifications by the Deputy Director of town Planning, Konkan Division, Konkan Bhawan, CBD, New Mumbai, who has been appointed to be the officer for the purpose of sub- section (2) Of Section 31 by the State Government will be considered.

Plan showing the modifications of substantial nature in Pink colour is kept for inspection of the public during office hours on all working days for a stipulated period of 60 days in the offices of

- (1) Metropolitan Commissioner,  
Metropolitan Region Development Authority,  
Bandra-Kurla Complex , Bandra (East),  
Mumbai, 400051
- (2) The Chief Administrator (Vasai-Virar )  
CIDCO, 2<sup>nd</sup> Floor, Ambika Commercial Complex,  
Vasai-Road Railway Station,  
Vasai (East) Dist. Thane
- (3) Chief Officer,  
Municipal Councils of Vasai /  
Navghar-Manikpur / Nalla-Sopara / Virar
- (4) Tahasildar ,Vasai
- (5) Taluka Panchayat Samiti, Vasai

**Note:-**

- j) In case of any discrepancy in the details given in schedule-II and the republished plan, modifications proposed as excluded part as EP-1, EP-2, ..... shall be considered as shown on the plan.
- ii) Copies of the excluded part as mentioned in the schedule II to this notice are available to the public on payment upto the specified period during office hours on all working days in the office of the Chief Administrator (Vasai-Virar ), CIDCO, 2<sup>nd</sup> Floor, Ambika Commercial Complex, Vasai-Road Railway Station, Vasai (East), Dist. Thane.
- iii) This notice is also published on government web site at [www.urban.maharashtra.gov.in](http://www.urban.maharashtra.gov.in)

By order and in the name of the Governor of Maharashtra,

( Sudhakar Nangnure )  
Deputy Secretary to Government

## **NOTIFICATION**

### **GOVERNMENT OF MAHARASHTRA URBAN DEVELOPMENT DEPARTMENT**

Mantralay, Mumbai, 400032

Dated 9<sup>th</sup> February 2007

**Maharashtra  
Regional &  
Town  
Planning Act,  
1966.**

No.TPS-1205 / 1548 / CR-234 (A) / 05 / UD-12.- Whereas, the City and Industrial Development Corporation ( CIDCO ) appointed as the Special Planning Authority under the provisions of section 40 of the Maharashtra Regional and Town Planning Act,1966 (Maharashtra XXXVII of 1966) (hereinafter referred to as "the said Act") by the Government of Maharashtra vide Urban Development Department Notification No. TPS-1288/639/CR-126/UD-12 dated 14<sup>th</sup> May 1990 (hereinafter referred to as "the said Planning Authority");

And whereas, the said Planning Authority has prepared and published a draft Development Plan under section 26 of the said Act for the Vasi Virar Sub-Region (hereinafter referred to as "the said draft Development Plan") which is published in Maharashtra Government Gazette, Part-II, Konkan Division Supplement, dated 7<sup>th</sup> September 1995 inviting suggestions and objections from the public and has submitted the said draft Development Plan to the Government for sanction under section 30 of the said Act on 31<sup>st</sup> August 1998;

And whereas, the Government of Maharashtra vide Urban Development Department Notification No. TPS-1298/1436/C.R-141/98/UD-12, dated 19<sup>th</sup> January 2000 republished the said draft Development Plan submitted by the said Planning Authority by giving notice under Section 29 of the said Act in the Maharashtra Government Gazette, Part-I, Konkan Division Supplement, dated 20<sup>th</sup> January 2000 for inviting suggestions and objections from the public ;

And whereas, the Government of Maharashtra vide Urban Development Department Order No. TPS-1298/ 1436/ C.R.-141/98/UD-12, dated 16<sup>th</sup> February 2000 read with subsequent revised orders dated 1<sup>st</sup> June 2002, 10<sup>th</sup> March 2003 and 20<sup>th</sup> September 2003 has appointed a three member Committee under the chairmanship of the Metropolitan Commissioner, Mumbai Metropolitan Region Development Authority for performing functions under Section 28(4), 29 and 30 of the said Act (hereinafter referred to as "the said Committee") in respect of the said draft Development Plan;

And whereas, the said Committee has submitted the said draft Development Plan with modifications to the Government of Maharashtra under section 30 of the said Act on 28<sup>th</sup> September 2004 for sanction after publishing it by giving notice in the Maharashtra Government Gazette, extra-ordinary, part II, Konkan Division Supplement, dated 11-8-2004 under sub-section (4) of Section 28 the said Act ;

And whereas, in accordance with the provisions of Sub-Section (1) of Section 31 of the said Act, the said draft Development Plan submitted by the said Planning Authority and by the said Committee is required to be sanctioned not later than one year from the date of its receipt by the Government of Maharashtra or within such further period as may be specified under Sub-Section (1) of Section 31 of the said Act

Now therefore, in exercise of the powers conferred by Sub-Section (1) of Section 31 of the said Act, the Government of Maharashtra hereby extends the period of according sanction to the said development plan upto and inclusive of 9/2/2007.

**Note:-** This notification is also published on government web site at [www.urban.maharashtra.gov.in](http://www.urban.maharashtra.gov.in)

By order and in the name of the Governor of Maharashtra .

( Sudhakar Nangnure )  
Deputy Secretary to Government